

An aerial photograph of a university campus, likely the University of Wisconsin-Madison, showing various academic buildings, a large central green lawn, and a baseball field. A large red semi-transparent rectangle is overlaid on the center of the image, containing white text. The text reads "WRAMC BRAC" on the top line and "Section 106 Consultation" on the bottom line.

WRAMC BRAC Section 106 Consultation

8 June 2011

AGENDA



- I. Where we are in the Section 106 Process
- II. LRA Presentation
- III. Questions on the Army's Historic Property Findings
- IV. Programmatic Agreement Discussion

SECTION 106 PROCESS

- Establish the *Undertaking*
- *Identify* Area of Potential Effect
- *Identify* Historic Properties Present.
- *Assess* Effects/Impacts on Historic Properties
- *Resolve* adverse effects

WERE WE ARE IN THE PROCESS

- The ***Undertaking*** is the closure and transfer of property out of federal control and is still somewhat undefined. Subject to change.
- An Area of Potential Effect has been defined and historic properties identified. SHPO has provisionally concurred.
- The cumulative effect is adverse due to loss of integrity of feeling and association as a result of the closure and transfer.
- The LRA is independently planning redevelopment. Impacts will be assessed when the Army receives the plan.

IT IS NOT TOO LATE IN THE SECTION 106 PROCESS

- There is amply opportunity for consulting party input to the LRA prior to redevelopment plan submission to the Army.
- The LRA has solicited public input in developing the plan with a number of public meetings and workshops.
- Once received, the Army will assess impacts and resolve adverse effects under Section 106.

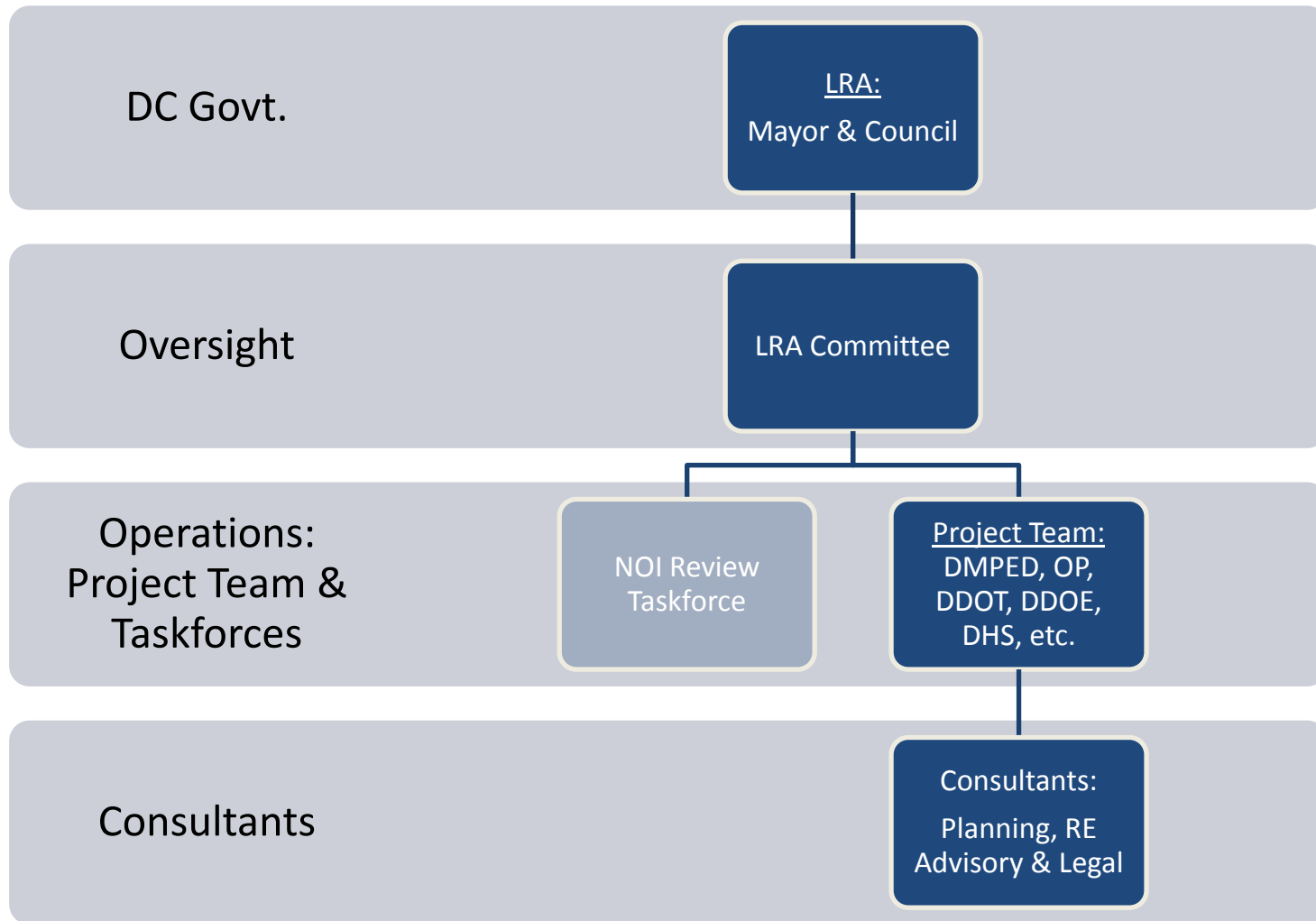
THE LRA PRESENTATION

- All consulting parties planning input should be directed to the LRA and not the Army. The Army cannot direct the reuse plan.
- The placing of encumbrances (e.g. DC Historic Site Listing) to avoid adverse effects on historic properties upon transfer affects the reuse of the property.

AGENDA

- I. Background & Context
- II. October 2010 Draft Reuse Plan Overview
- III. Proposed New Boundaries
- IV. Draft Schedule

BRAC Roles & Responsibilities



LRA Committee:

Authority:

- Mayor's Order (2006-21)
- Bylaws

Composition:

- 1st Chair – CA
- 2nd Chair – DMPED
- 6 Directors: DHS, OP, DPR, DDOT, DOES, & DDOE.
- 10 Citizens: 5 nonvoting
- **Advisory Committee:**

- DC Delegate
- Council Chair
- Ward 4 CM
- Economic Development Chair

Principal Duty:

- Develop reuse plan
- Operations funded 90% by DOD

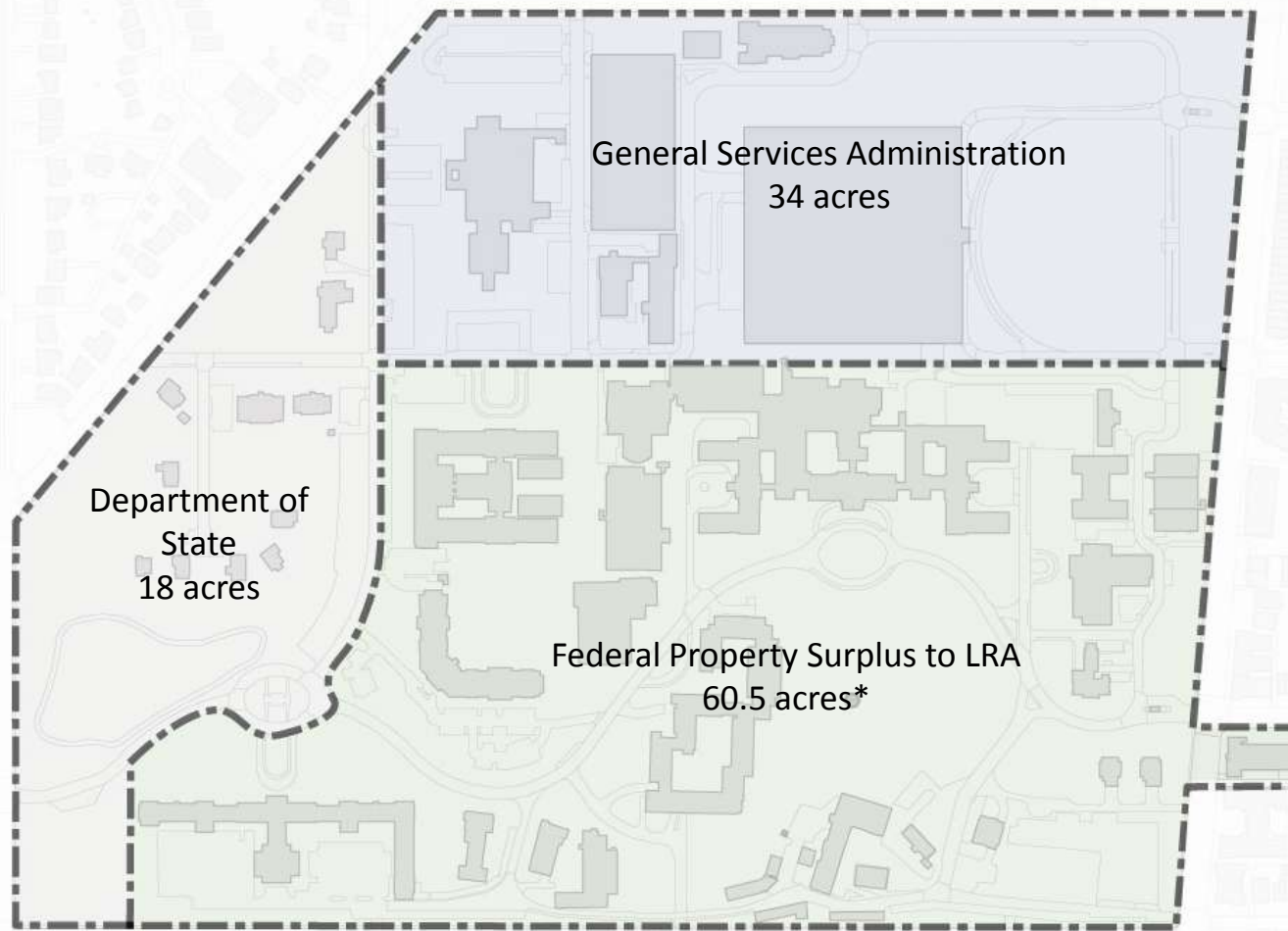
BRAC Public Meetings

KEY DATES	PUBLIC MEETINGS
9/7/2009	Issuance of NOI Requests
10/22/2009	Community Presentation
11/13/2009	NOI Workshop and WRAMC Tour #1
1/8/2010	WRAMC Tour #2
1/20/2010	Repeat NOI Workshop
1/28/2010	LRA Meeting
1/29/2010	WRAMC Tour #3
2/16/2010 - 2/17/2010	PBC Workshop
3/4/2010	Walter Reed Community Update Meeting
3/5/2010	NOI Due Date
3/10/2010	Walter Reed LRA Committee Meeting
3/22/2010	Determination of Completeness of NOI Responses
4/5/2010	NOI Cure Responses Due
4/12/2010 & 4/15/2010	Community Meeting/Presentation of NOI Submissions (these presentations were recorded and replayed on DC Cable)
4/21/2010	Walter Reed LRA Committee Meeting
5/26/2010	Walter Reed LRA Committee Meeting
6/1/2010	Outreach Consultant (P+W/America Speaks) begins to canvass area to bring community awareness to upcoming workshops (this effort continues throughout the balance of the project)
6/9/2010	WRAMC Re-Use Plan Workshops: Vision and Goal Setting Public Workshop
6/16/2010	Walter Reed LRA Committee Meeting
7/10/2010	WRAMC Re-Use Plan Workshops: Re-Use Alternatives Options Public Workshop
7/10/2010	WRAMC NOI Taskforce Kick-Off Meeting (Taskforce meets each Monday at noon through 10/4/10)
8/5/2010	Walter Reed LRA Committee Meeting
8/19/2010	WRAMC Re-Use Plan Workshops: Preferred Alternative Public Workshop
9/1/2010	Walter Reed LRA Committee Meeting
9/22/2010	Walter Reed LRA Committee Executive Work Session
10/6/2010	Walter Reed LRA Committee Meeting: Vote on Reuse Plan and NOI Applications.
10/14/2010	WRAMC Final Presentation Public Town Hall

Public Meetings:

- ~ 30 Public Meetings
- LRA Meetings: Open to public, but no public comments allowed.
- NOI Meetings
- Reuse Plan: Workshops
- Misc.: (ANC, Section 106, etc)

Operating Subdivision of WRAMC Site (2009)

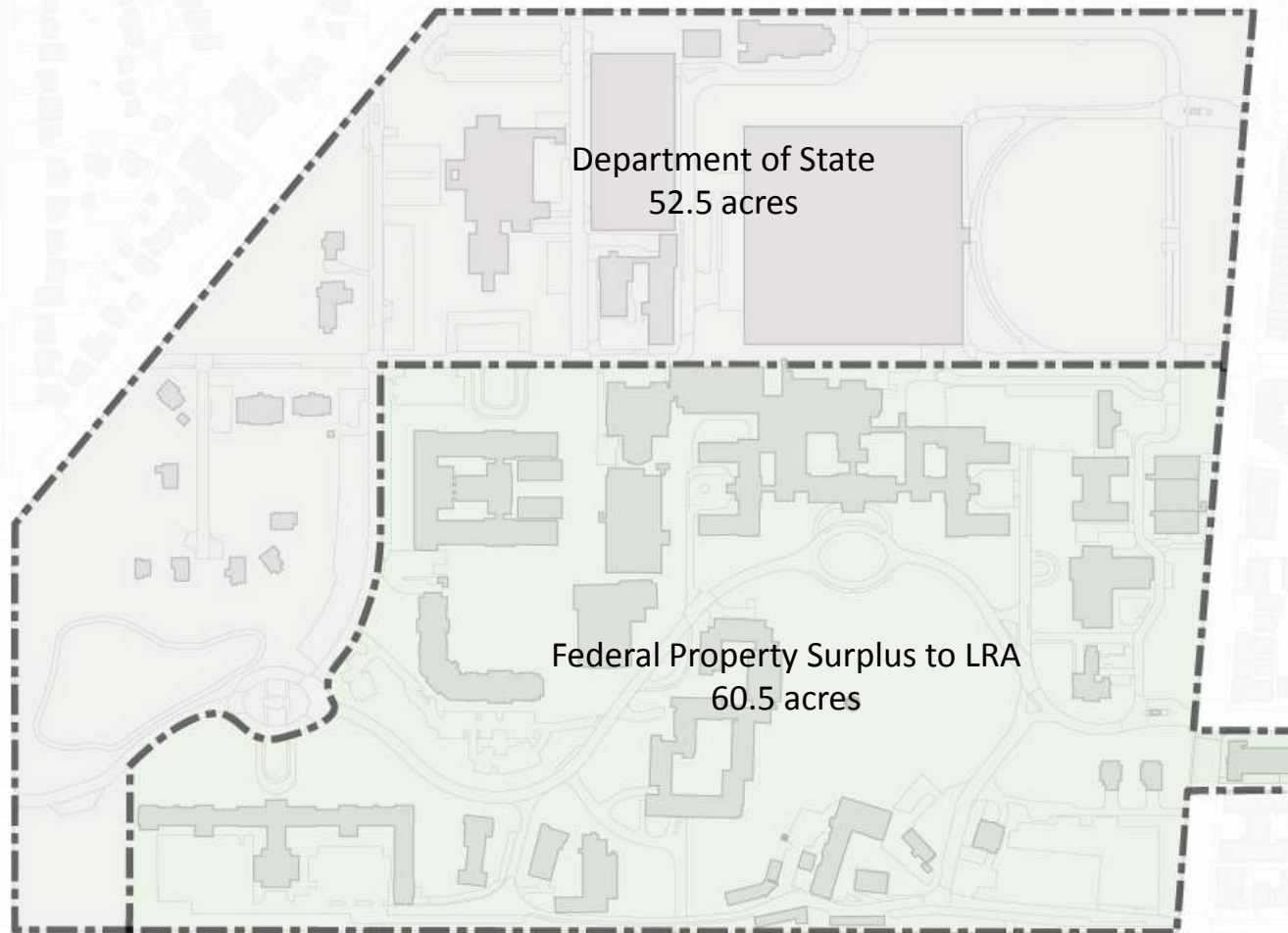


*2010 Army verified

Background

- **November 2005:**
~79 acres claimed by DoS/ ~34 Acres claimed by GSA.
- **March 25, 2009:**
DoS rescinds claim to ~61 acres at WRAMC.
- **August 7, 2009:**
US Army designates ~61 acres parcel as surplus property and District begins reuse planning.
- **November 2010:**
GSA rescinds claim to ~34 acres at WRAMC and DoS makes claim.

Current Subdivision of WRAMC Site



Context – LRA Parcel

- 1.6 M SF Existing
- 1.1M SF Historic (70%)
- 1,770 parking spaces*
 - ~1 sp/1000 SF
 - Reuse Plan requires ~1.5/2.0 sp/1000 SF
- Key Amenities:
 - Old Hospital (1)
 - Rose Garden
 - Medical School (40)
 - Delano Hall (11)
 - Wagner Gym (32)
 - Ga./Aspen Corner

**Only 40% of Total parking spaces on campus (Total is 4,508 spaces)*

October 2010 Draft Reuse Plan : Land Use Zones



Program

Residential	~900k
Institutional	~1,000k
Retail	~200k
Office	~90k
Total	~2.2M*

*1.2M in existing buildings

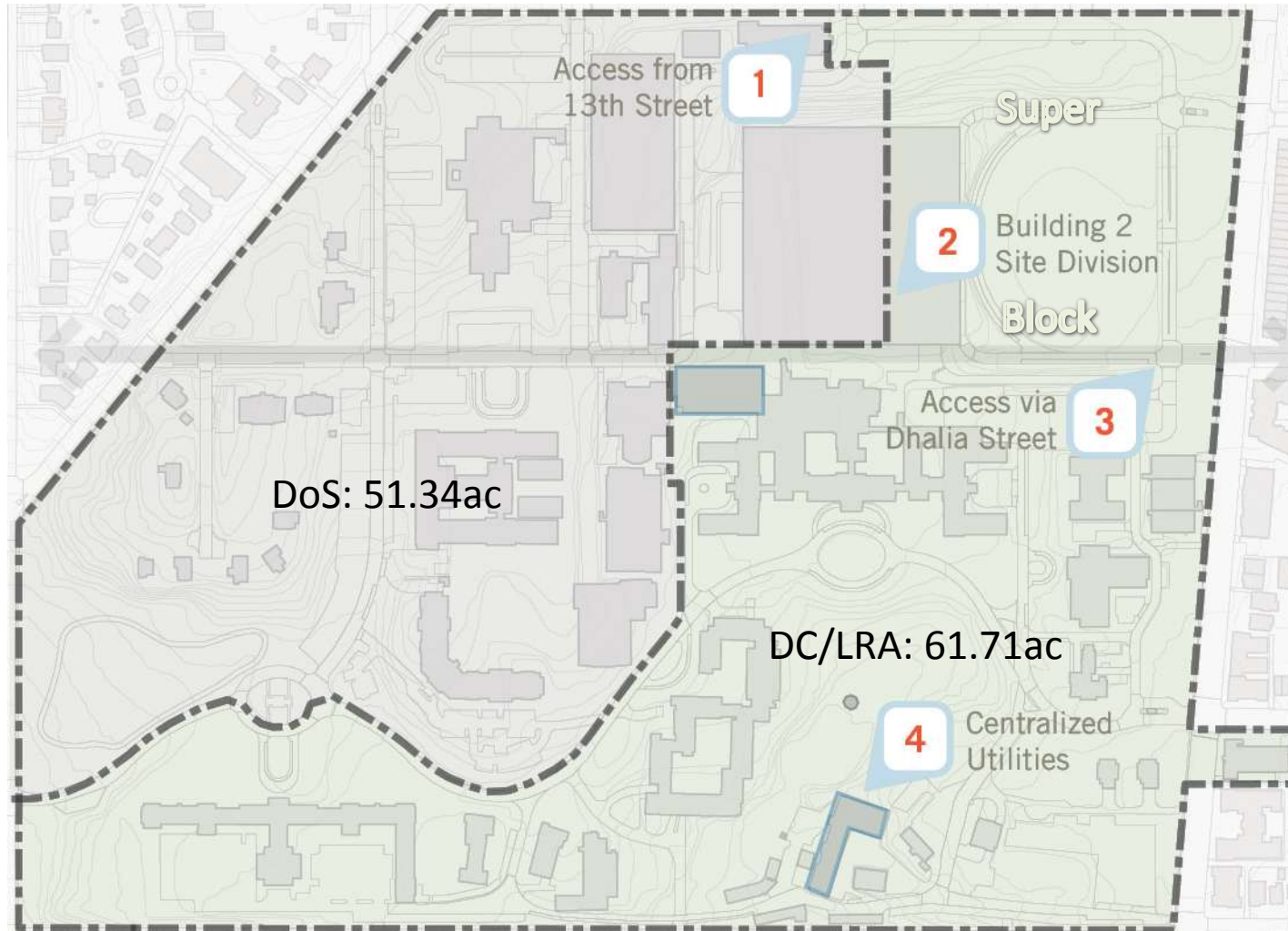
Open Space &
Recreation ~40 ac

- Firestation
- Medical
- Institutional
- Pre K-12 / University
- Residential
- Retail
- Office
- Institutional Zone
- Institutional / Cultural Zone
- Educational Zone
- Mixed-Use Zone
- Recreational Zone
- Retail Frontage
- Retail Zone
- Residential Zone



REVISED BOUNDARIES NEGOTIATIONS

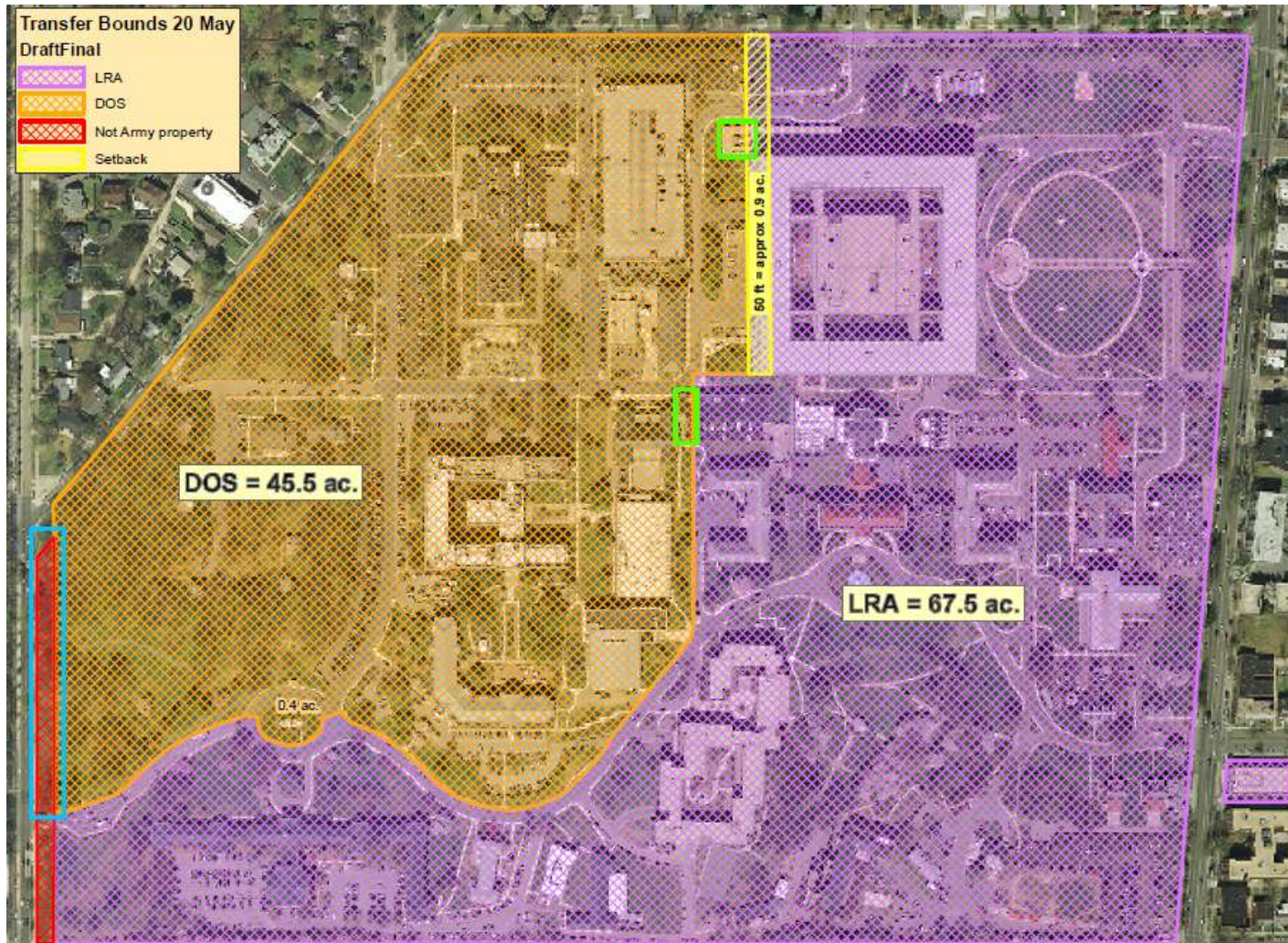
Initial Proposed Revised Boundaries : Overview



Benefits of Option 1:

- **Connectivity:** Provides city grid connectivity to LRA site.
- **Program:** LRA site will provide two high value corners; contingent on market demand, physical layout could accommodate up to 100K-150K square feet of retail.
- **Parking:** Building 4 provides necessary parking to meet shortfall.
- **Cost:** Offsets development costs.
- **Implementation:** Will promote a earlier implementation along Georgia Avenue, with earlier realization of returns.

Current Boundary Proposal (as of 5/20/2010)



Conditions:

1. Remove sections of B48 and B2a along border.
2. 50 ft setback from the west boundary along building 2 to allow for DOS security setback.
3. Allow an 'easement' for DOS access off of 16th Street.
4. Assist DOS in outreach efforts to obtain required permitting for security requirements around DOS main building at 21st and C St.

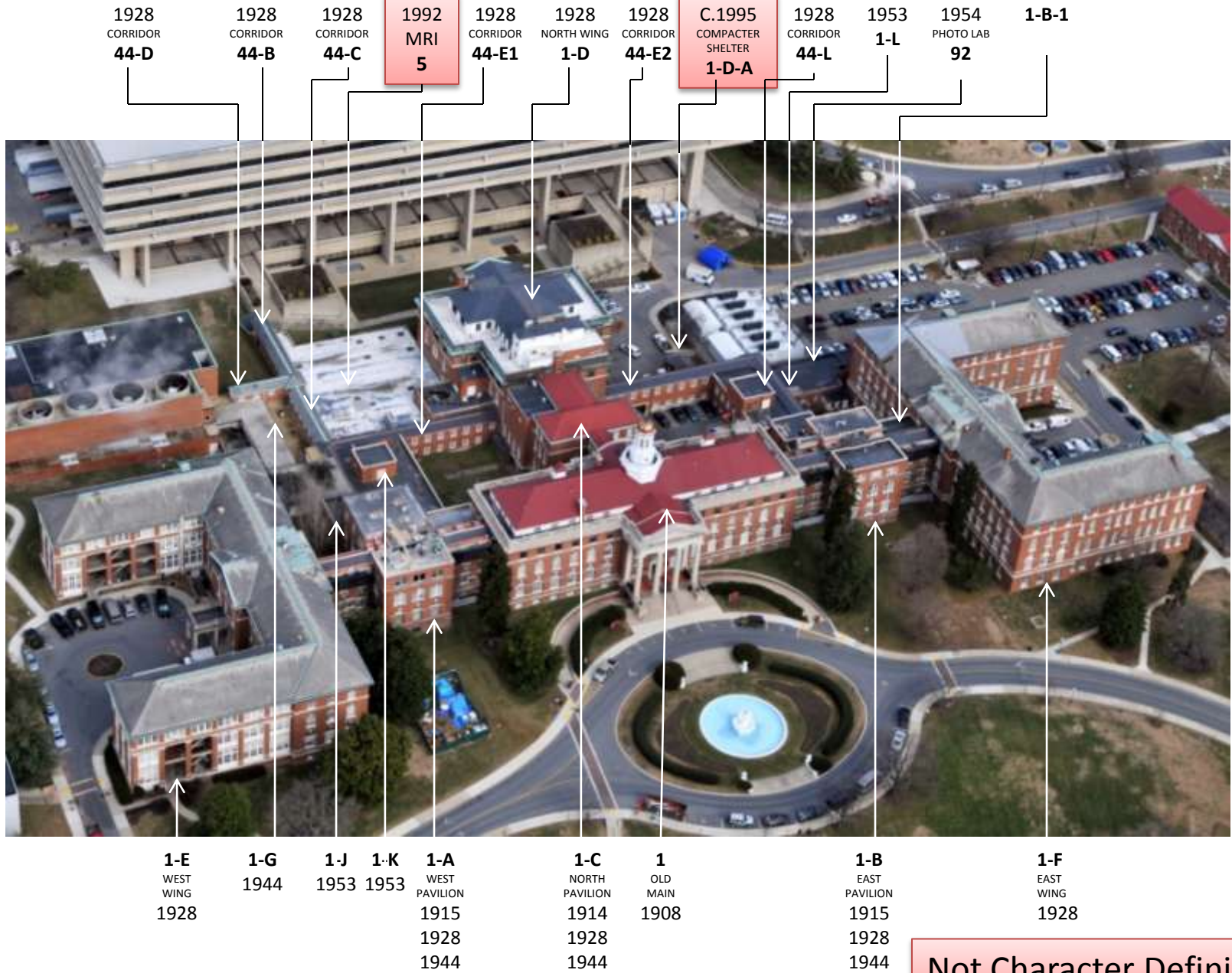
Proposed Schedule (DRAFT)

- 6/2011 – Initiate Reuse Planning Process (after boundaries finalized and Army posts notice in Federal Register)
- 11/2011 – Submit Reuse Plan to HUD
- 12/2011 – SAP is submitted to DC Council
- 12/2011 – Commence marketing site plan to developers, tenants, etc.
- 2/2012 – Council approval of SAP
- 2/2012 – Developer/Tenant RFEI
- 5/2012 – HUD Approval
- 5/2012 – Planning LRA dissolved; Implementation LRA established
- 5/2012 – Commences Interim Leases of existing assets
- 5/2012 - Army Commences NEPA Process
- 5/2012 - LRA Submits EDC Application; Commences EDC Negotiations
- 6/2012 - Caretaker operations commence
- 6/2012 - LRA issues RFP for development partners for Phase 1
- 9/2012 - LRA selects development partners for Phase 1
- 11/2012 - Army and LRA agree to business terms and conditions of the EDC
- 2/2013 - LRA begins disposition negotiations with development partners
- 5/2013 - LRA develops conveyance documents with the Army
- 5/2013 - Army Completes NEPA Process
- 5/2013 - LRA Executes EDC with Army
- 6/2013 - Army begins to convey property to LRA with simultaneous conveyance to Phase 1 Development Partner
- 6/2013 – LRA submits application to Zoning Commission
- 9/2013 –Zoning Commission approves application. Site is rezoned
- 9/2013 - Commence planning, design and permitting phase for remediation and infrastructure entire site
- 5/2014 - Commence construction of remediation and infrastructure entire site
- 11/2014 - Commence construction of Phase 1 development
- 11/2019 - Commence construction of Phase 2 development
- 11/2024 - Commence construction of Phase 3 development
- 11/2029 - Commence construction of Phase 4 development

Army Findings on Historic Properties Present

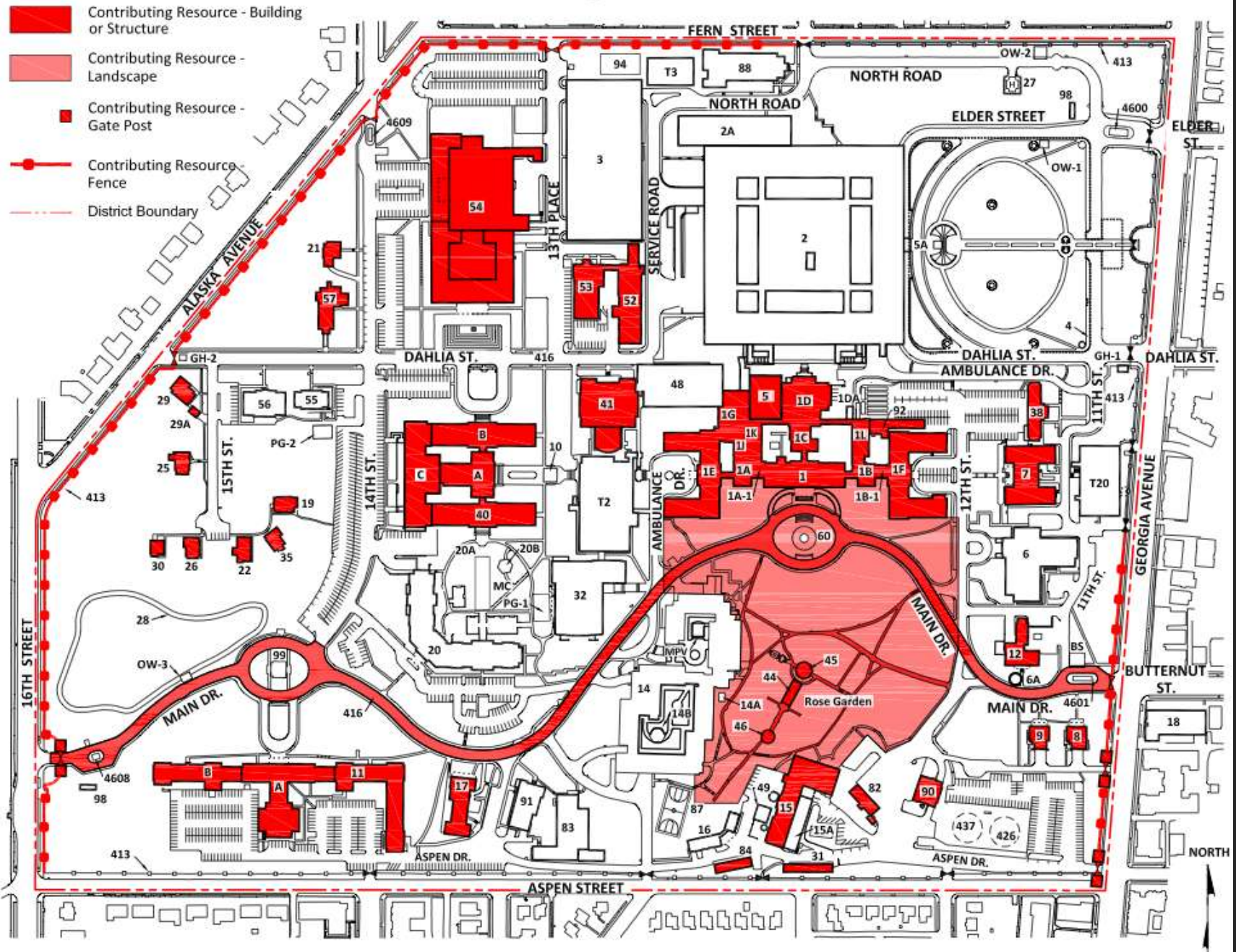
- Public meeting held last October.
- Finding sent to SHPO. SHPO has provisionally concurred. Army has made slight revisions by grouping additions into single buildings.
- The entire document may be downloaded at:
[www. hdqa.army.mil/acsimweb/brac/env_nhpa_review.htm](http://www.hdqa.army.mil/acsimweb/brac/env_nhpa_review.htm)

BUILDING 1 1909-1953



Not Character Defining

MAP 1: WRAMC Eligible Historic District - 1909 to 1956

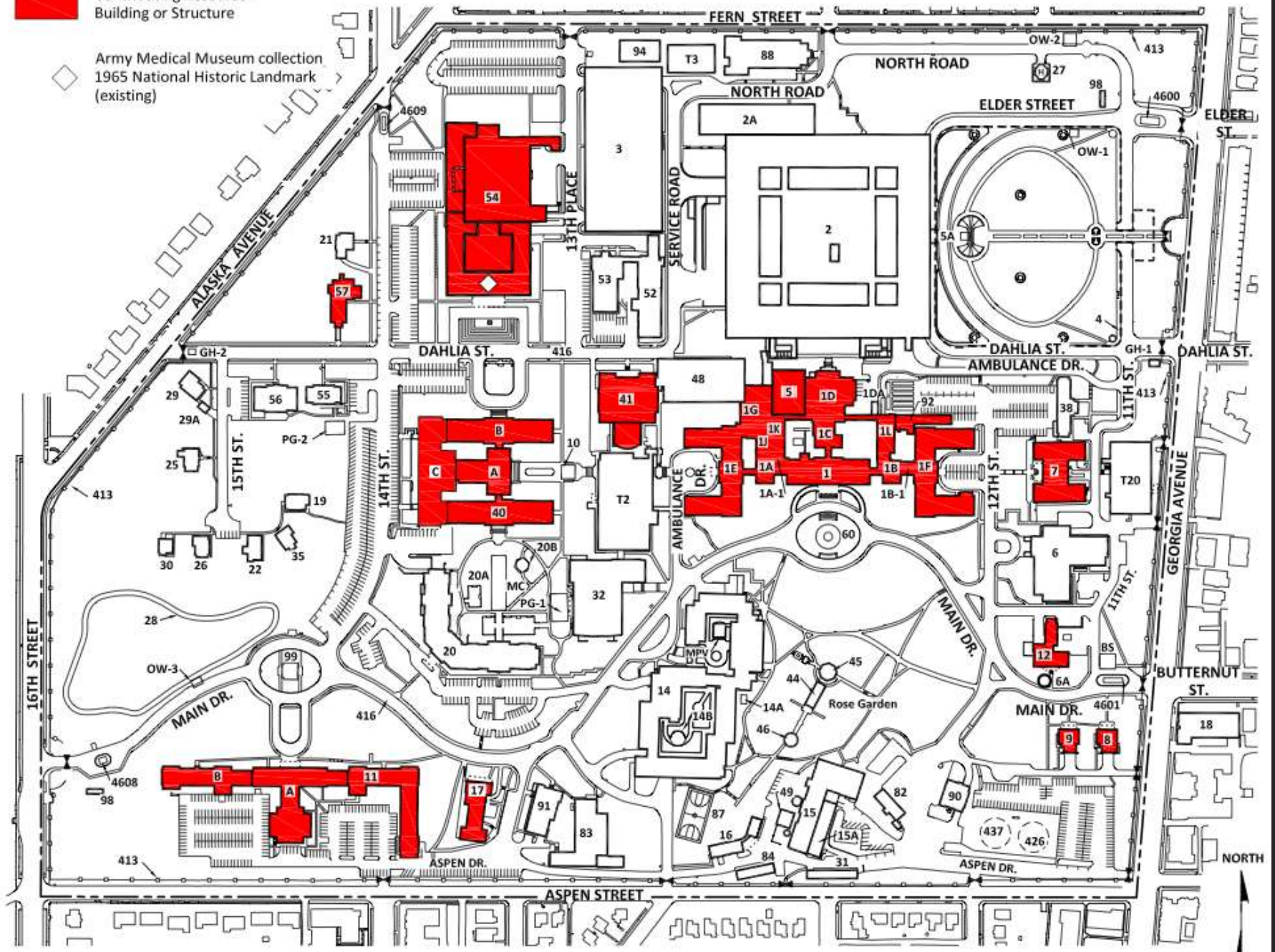


MAP 2: Individually NRHP Eligible WRAMC Buildings



Contributing Resource -
Building or Structure

Army Medical Museum collection
1965 National Historic Landmark
(existing)



10-A
2
72
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5A
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6A
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14
14A
14B
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413
426
437
4600
4601
4606
4609
85
GH-1
GH-2
MC
OW-1
OW-2
DW-3
PG-1
PG-2



QUESTIONS REGARDING ARMY
FINDINGS ON HISTORIC PROPERTIES
PRESENT

PROGRAMMATIC AGREEMENT

WHY NOW???

- Programmatic Approach vs Memorandum of Agreement
- Allows moving forward while full information is not available on:
 - The undertaking boundaries (still subject to change)
 - Effects on historic properties due to lack of a fully formed LRA plan
- Establishes clear boundaries for the LRA in developing the reuse plan.

Agreement Structure

- **Whereas clauses** - Facts
- **Stipulations** – Responsibilities of the signatory parties ensured by the Army
- **Housekeeping provisions** – reporting, dispute resolution, termination of agreement, etc
- **Signatories and Concurring Party Signatures**
- **Attachments** – drawings, maps, supplemental information

Stipulations

- I. Assessing Effects and Resolving Adverse Effects of the LRA Plan
- II. Treatment of Historic Properties Prior to Transfer
- III. Treatment of Historic Properties Upon Transfer
- IV. Mitigation of Known Adverse Effects

Assessing Effects and Resolving Adverse Effects of the LRA Plan

- A. Monthly meetings – encourages input of consulting parties with the LRA
- B. Process for Assessing the Effect of the LRA Plan
 - Between Army and SHPO
 - Little chance for surprise due to monthly meetings.

Treatment of Historic Properties Prior to Transfer

- A. Process for determining additional archeological identification needed.
- B. Property Maintenance
- C. Mothballing Properties
- D. Removal of Non Character Defining Features
 - Artwork, plaques, time capsules, building numbers, signage, etc.
- E. Non BRAC Actions

Treatment of Historic Properties Upon Transfer

- A. National Register Nomination/DC Historic Site Listing – avoids an adverse effect
- B. Existing Conditions Survey – assists property recipients in future dialogue with DC Preservation Commission by establishing a datum of existing conditions at time of transfer

Mitigation of Adverse Effects

(resulting from loss of feeling and association and unavoidable LRA planning effects)

- A. Photographic Documentation – large format photography of the WRAMC – primarily landscape views
- B. HABS Documentation – After going through the process in Stipulation I, mitigation for unavoidable adverse impacts as the result of of the LRA plan on individual structures.
- C. Interpretive Materials – interpretive panels to be placed in the Rose Garden.

PROGRAMMATIC AGREEMENT DISCUSSION

Way Forward

- Continue to put Section 106 information on the website
- Establish Regular Meetings
- Develop a PA working group
 - Group regularly reports back to all parties and the public
- Goal: Agreement signed prior to September 2011 Closure

WEBSITE

www.

hdqa.army.mil/acsimweb/brac/env_nh
pa_review.htm